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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: AMY TEMES, SENIOR PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JANUARY 8, 2020

SUBJECT: DR19-153, THE POST AT COOLEY STATION - AUTOZONE

STRATEGIC INITIATIVE: Prosperous Community

To allow for commercial development.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-153, the Post at Cooley Station: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.1 acres, generally located at the southeast corner of Recker and Williams Field Roads and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Evergreen Devco Inc
Name: Allison Reis
Address: 2390 E. Camelback Road #410
Phoenix, AZ 85258
Phone: 602-567-7139
Email: areis@evgre.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>December 14, 2004</i>	Town Council approved Cooley Station, GP04-12, a major General Plan amendment for 700 acres in Resolution No. 2547.
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station PAD.
<i>July 17, 2007</i>	The Town Council adopted Ordinance No. 1995 in case Z06-96 to rezone Cooley Station Village Center and Business Park.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approximately 300 acres in the Cooley Station PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street exhibits.
<i>October 7, 2010</i>	The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station PAD, adding exhibits and development standards for Parcel 11 (Heritage at Cooley Station).
<i>September 5, 2013</i>	The Town Council adopted Ordinance No. 2443 in rezoning case Z13-16 amending the development plan and the development standards for Parcel 15 (Fulton Homes).
<i>November 21, 2013</i>	The Town Council approved a technical correction to Ordinance No. 2443 for rezoning case Z13-16.
<i>January 29, 2015</i>	Town Council approved Z14-25 Cooley Station Parcels 9 and 11 amending the development plan and development standards for SF-A and SF-D zoning districts.
<i>February 19, 2015</i>	Town Council approved GP14-11/ Z14-29 a General Plan amendment and rezoning for 2.03 acres within Cooley Station, Parcel 17A.
<i>December 10, 2015</i>	Town Council approved GP15-10/ Z15-19 a General Plan amendment and rezoning for 2.03 acres within Cooley Station, Parcel 17A.
<i>April 4, 2017</i>	Town Council approved Z17-02 Cooley Station 9, 11 and 17A in Ordinance No. 2612.
<i>February 15, 2018</i>	Town Council approved GP17-1016 and Z17-1026.

Overview

This project is a component of the Cooley Station Master Development, which is a 900 acre urban village that includes a variety of housing styles and commercial developments designed to reflect close neighborhood ties. The Post at Cooley Station is a neighborhood retail center consistent with the Cooley Station Design Guidelines and the Town of Gilbert Design Guidelines. The project is located at the southeast corner of Recker and Williams Field Roads with an overall proposed developed building square footage of approximately 175,000 square feet.

Autozone is proposed on PAD P-1, a standalone pad on the west side of the shopping center. The architecture and design of this project will be based on a complementing pallet of materials used throughout the Cooley Station development, which have been used on both commercial and residential developments. With a combination of warm pallet paint colors, ‘Fuego Red’ CMU along with the massing of exterior wall elements, the architecture of the building reflects the architectural flavor throughout the site.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Gateway Village Center	Gateway Village Center PAD	Undeveloped commercial pads then Williams Field Road and then vacant land (Cooley Station Parcels 28 and 32)
South	Residential >5-8 DU/Acre	SF-D PAD	Fry’s and then Fulton Homes Parcels 9 and 11
East	Residential >5-8 DU/Acre	SF-D PAD	Fry’s and then Fulton Homes Parcels 9 and 11
West	Gateway Village Center	Gateway Village Center PAD	Recker Road then Verde at Cooley Station
Site	General Commercial	General Commercial PAD	Vacant land

Project Data Table

Site Development Regulations	Required per Ordinance No. 2646 and LDC	Proposed General Commercial
Maximum Building Height (ft.)/(Stories)	45’	37’
Minimum Building Setback (ft.)		
Front	25’	25’
Side (Street)	20’	0’ Internal*
Rear (Residential)	75’	0’ Internal*
Minimum Required Perimeter Landscape Area (ft.)		
Front	25’	25’
Side (Street)	20’	0’ Internal*
Rear (Residential)	40’	0’ Internal*
Off-Street Parking and Loading	836 Total Shopping Center 29 Auto Zone	884 27 on P-1 and 2 adjacent
Landscaping (% of net lot area)	15%	21.7%

* may be reduced internal to site in conformance with LDC Section 2.304.E.

DISCUSSION

Site

The site is within an existing approved master site plan. Pad P-1 was originally planned for a 4600sf retail building. Autozone has expanded the building footprint and reduced parking. The proposed building meets parking requirements on-site as well as within the overall shared parking field for the shopping center. Sidewalks connect to the front door located at the northeast corner of the building.

Landscape

The landscape pallet and irrigation systems for the project incorporate low water use planting and a drip emitter system for the maximum water conservation. Water Conservation requested a minor change to the landscape plan proposed. A condition of approval has been added to accommodate the modification, which removes a small area of turf, reconfigures a small area of retention and re-landscapes with xeriscape. The only exhibit missing the recommended change is the Photometric Plan. The plant palette is consistent with the approved master project approval.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert and is consistent with the master project approvals. At-grade retention is utilized for this small pad adjacent to one of the main project entries. This location provides additional landscape between the project entry and the service doors/parking area.

Elevations, Floor Plan, Colors and Materials

The building is 7,381sf and the floor plan is designed with retail space towards the front door and restricted merchandise racking space wrapping the sales floor. The exterior colors and materials are consistent with the palette for the Post at Cooley Station. The entry is accentuated by a metal awning cover and large glass windows. Trellis features are used adjacent to landscape areas and fiber cement siding is used as the other accent feature. Fuego Red brick decorative piers intermittently, vertically articulate the building and tie the building into the landscape walls and enclosures. EIFS in Studio Taupe, Ecu, Canvas Tan and Iron Ore complete the design.

Lighting

There are only parking lights proposed for the site. The photometric plan shall be revised for construction documents to reflect the retention basin and parking changed required by Water Conservation. A copy of the revised Photometric Plan shall be provided to Planning at the time of construction document submittal. The parking lot lights are Gleon 25' in Bronze. No lights are proposed on the building elevations.

Signage

Signage is not included in this approval. A Comprehensive Sign Plan will be required for the project prior sign permitting.

PUBLIC NOTIFICATION AND INPUT

Public notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-153, the Post at Cooley Station - Autozone: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.1 acres, generally located at the southeast corner of Recker and Williams Field Roads and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the January 8, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. A Comprehensive Sign Plan will be required prior to sign permitting.
4. The Photometric Plan shall be modified to be consistent with the attached site plan. A record copy of the revised Photometric Plan shall be provided to Planning at the time of construction document submittal.

Respectfully submitted,

Amy Temes
Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Master Site Plan
- 4) P-1 Site Plan
- 5) Site Details
- 6) Landscape
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plan
- 11) Lighting

FINDINGS OF FACT
DR19-153, Post at Cooley Station - Autozone

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR19-153: Post at Cooley Station - Autozone
Attachment 2: Notice of Public Hearing
January 8, 2020

PLANNING COMMISSION DATE:

Wednesday, January 8, 2020* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

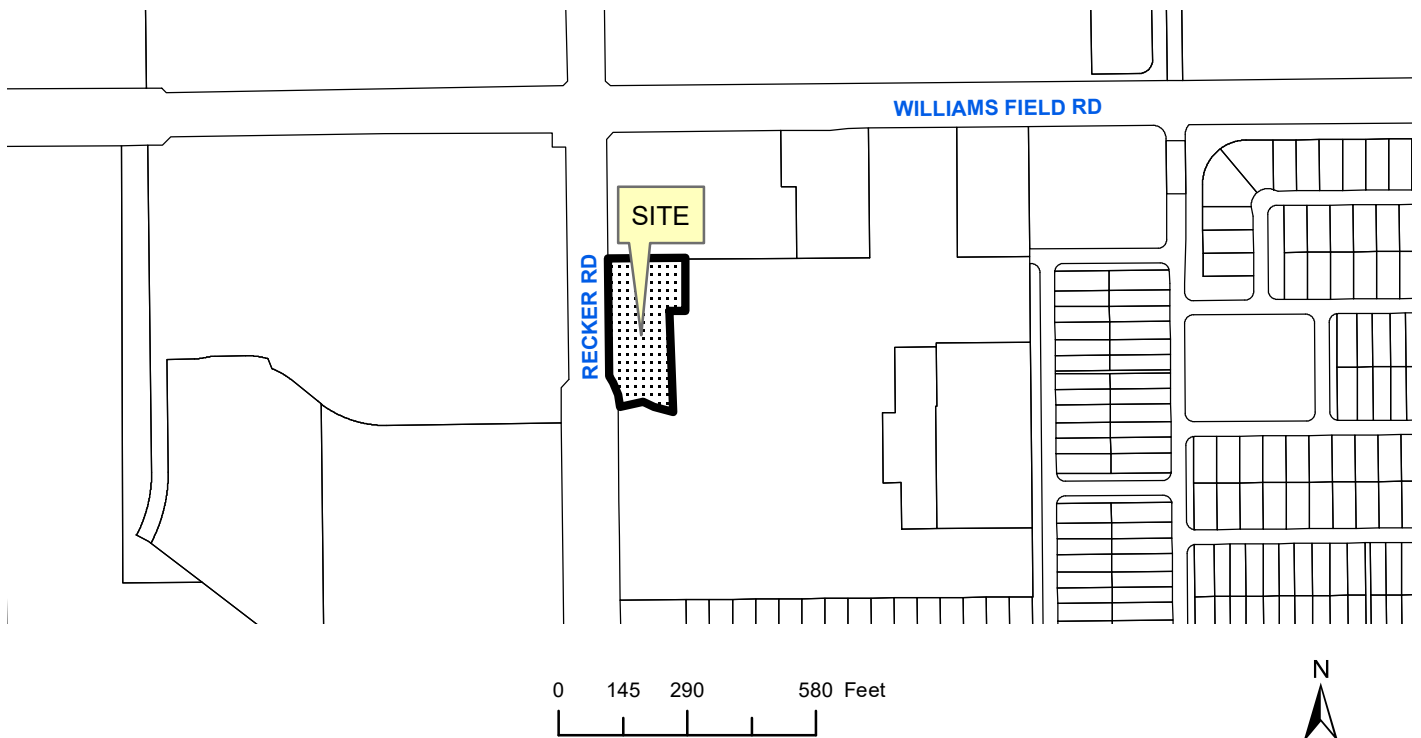
***Call Planning Division to verify date and time: (480) 503-6729**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

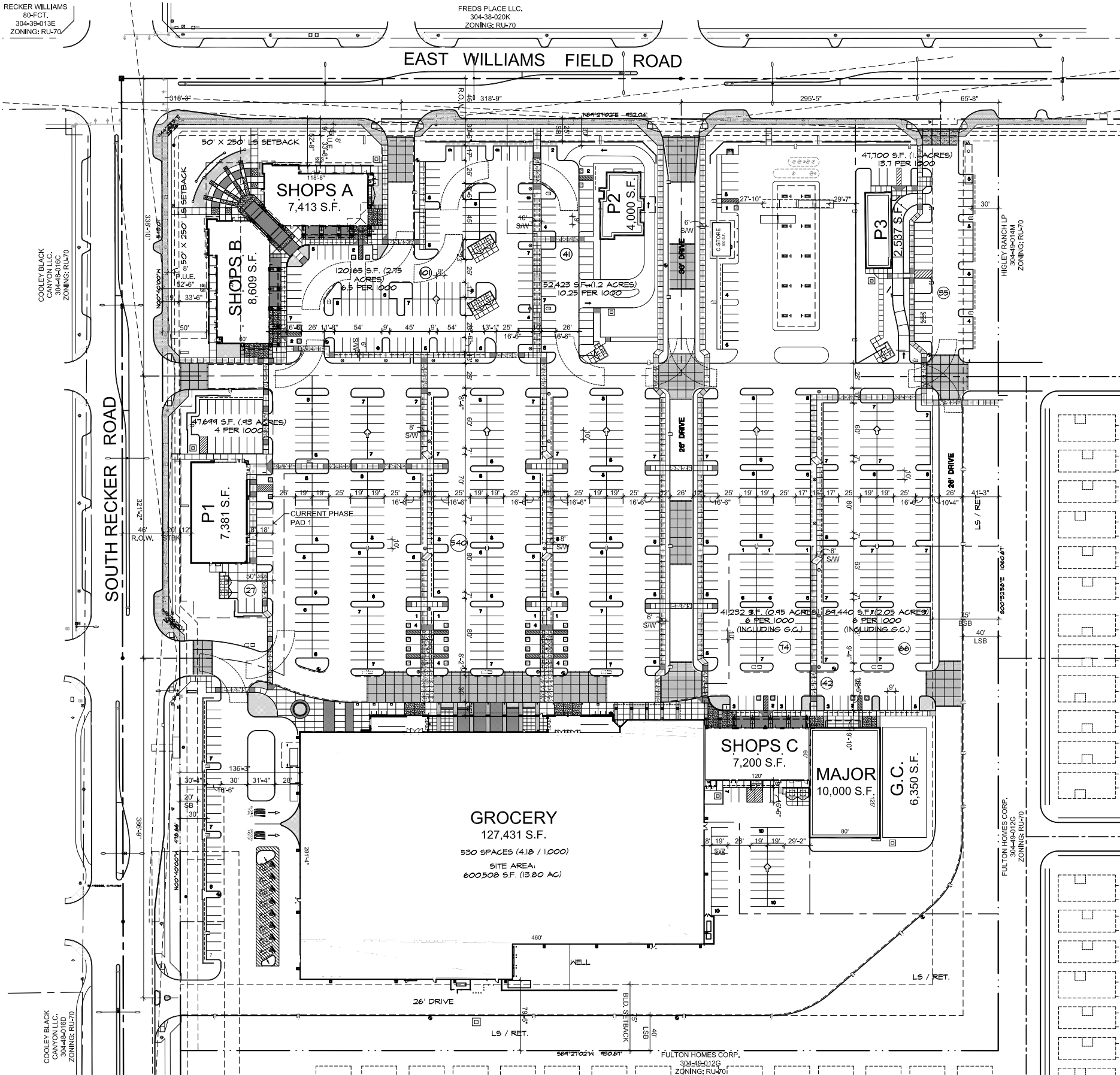
DR19-153 THE POST AT COOLEY STATION - AUTOZONE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 1.1 acres, generally located the southeast corner of Recker and William Field Roads, and zoned General Commercial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Evergreen Devco, Inc.
CONTACT: Allison Reis
ADDRESS: 239- E. Camelback Road, Ste. 410
Phoenix, AZ 85016

TELEPHONE: (602) 567-7139
E-MAIL: Areis@evgre.com



PROJECT TEAM

Developer
Evergreen Devco, Inc.
2390 E. Camelback Rd. Ste. 410
Phoenix, Arizona 85016
Contact: Allison Rels
Ph: (602) 808-8600
arel@evgre.com

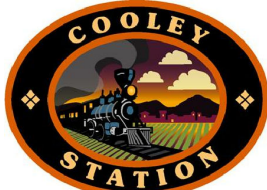
Architect
Butler Design Group
5017 E. Washington St. Ste 107
Phoenix, Arizona 85034
Contact: Clay Chiappini
Ph: (602) 957-1800
clayc@butlerdesigngroup.com

TOWN OF GILBERT NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
A. FULLY RECESSING THE CABINET IN TO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
A. LOCATED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR
B. ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH EITHER PRIMARY BUILDING COLOR.
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
- ALL FREESTANDING LIGHT POLES SHALL:
A. BE LOCATED WITHIN LANDSCAPE AREAS OR PLANTER ISLANDS.
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OF FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPE AREAS ADJUSTED TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

MASTER SITE PLAN

0 30' 60' 120'
SCALE: 1" = 60'



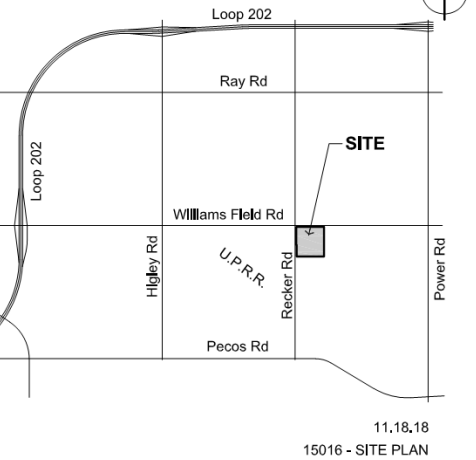
PROJECT DATA

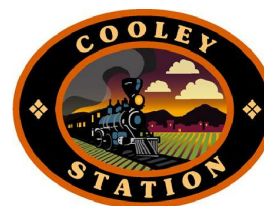
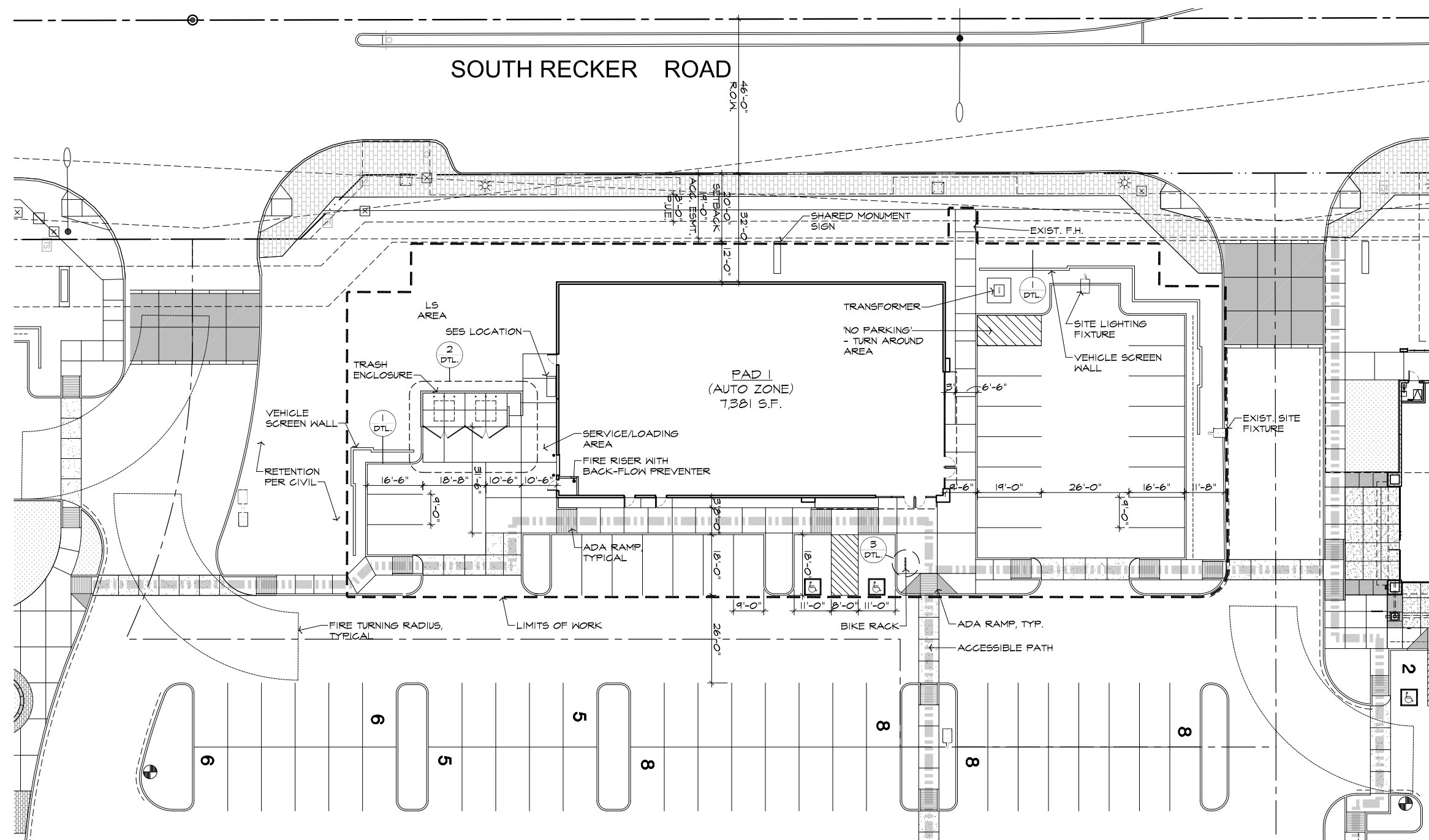
Existing Zoning:	GC - GENERAL COMMERCIAL
APN#:	304-49-014M, 304-49-012G
Net Site Area:	999,167 S.F. (22.9 AC.)
Building Area:	173,981 S.F.
Building Area % Coverage:	17.4%
Landscape Area:	216,256 S.F.
Landscape Area % Coverage:	21.7%

Parking Required

Shops A - 7,413 S.F.		
Restaurant - 5,100 S.F. / 100 S.F.:		51 Spaces
Retail - 2,313 S.F. / 250 S.F.:		10 Spaces
Patio - 1,600 S.F. / 400 S.F.:		4 Spaces
Shops B - 8,609 S.F.		
Restaurant - 2,288 S.F. / 100 S.F.:		23 Spaces
Retail - 6,321 S.F. / 250 S.F.:		26 Spaces
Patio - 1,600 S.F. / 400 S.F.:		4 Spaces
Shops C - 7,200 S.F.		
Restaurant - 3,200 S.F. / 100 S.F.:		32 Spaces
Retail - 4,000 S.F. / 250 S.F.:		16 Spaces
P1 (CURRENT PHASE) - 7,381 S.F.		
Retail - 7,381 S.F. / 250 S.F.:		27 Spaces
P2 - 4,000 S.F.		
Restaurant - 4,000 S.F. / 100 S.F.:		40 Spaces
Patio - 400 S.F. / 400 S.F.:		1 Spaces
P3 - 2,537 S.F.		
Restaurant - 2,537 S.F. / 100 S.F.:		26 Spaces
Patio - 400 S.F. / 400 S.F.:		1 Spaces
Grocery - 125,944 S.F. + 850 S.F. Gas Kiosk		
Retail - 126,794 S.F. / 250 S.F.:		513 Spaces
Patio - 1,000 S.F. / 400 S.F.:		3 Spaces
Major - 10,000 S.F.		
Retail - 10,000 S.F. / 250 S.F.:		40 Spaces
Garden Center - 6,350 S.F. / 400 S.F.:		16 Spaces
Total Parking Required:		836 Spaces
Parking Provided:		
Cart Corals		10 Spaces
Total Parking Provided:		874 Spaces
Gas Pumps per Stacking Required:		20 Spaces
Gas Pumps Spaces Provided:		32 Spaces
ADA Parking Required:		19 Spaces
ADA Parking Provided:		31 Spaces
Parking Ratio:		5.2 / 1,000 S.F.
Bicycling Parking Required (1/10 Spaces):		89 Spaces
Proposed Building Height:		26 feet max.
Max. Allowed Building Height:		55 feet max.

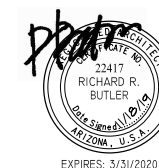
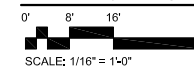
VICINITY MAP

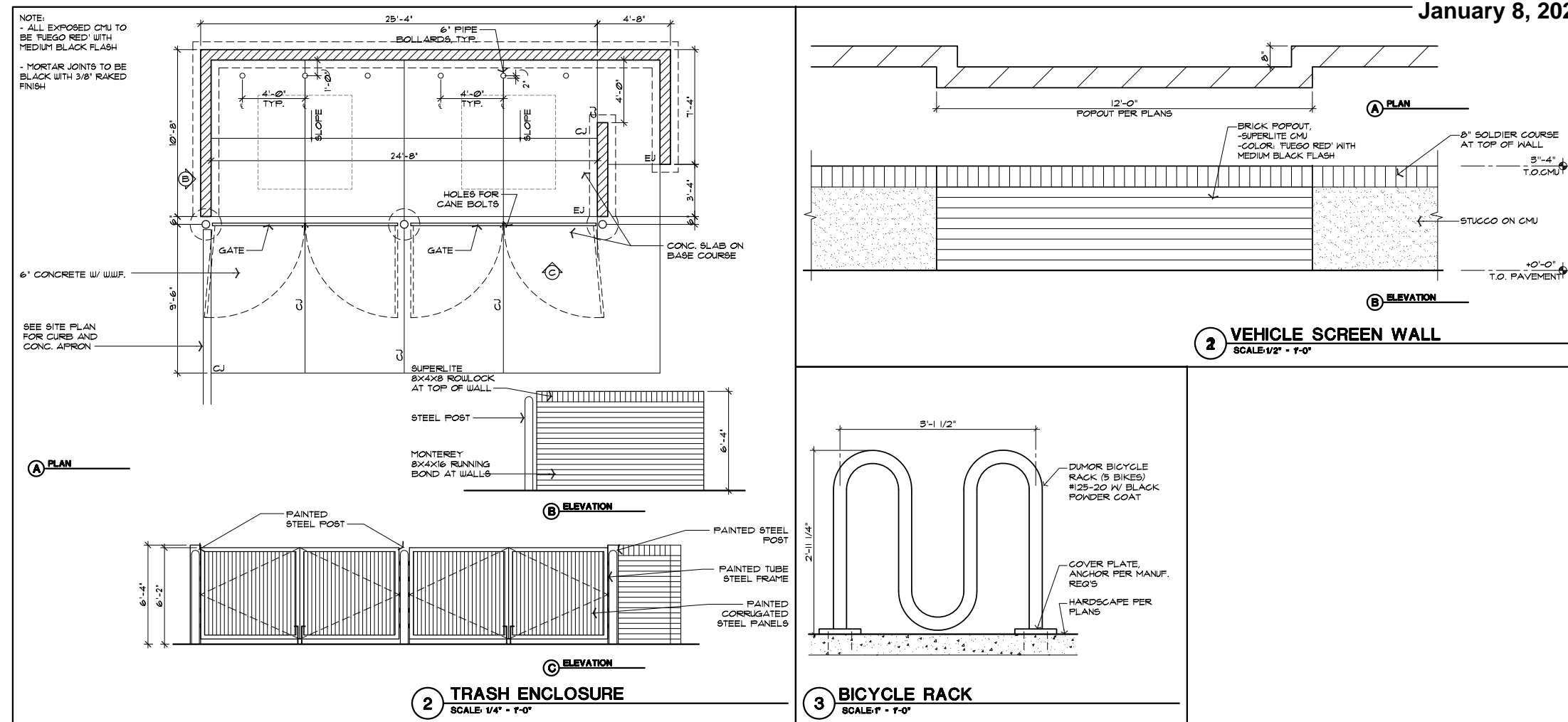


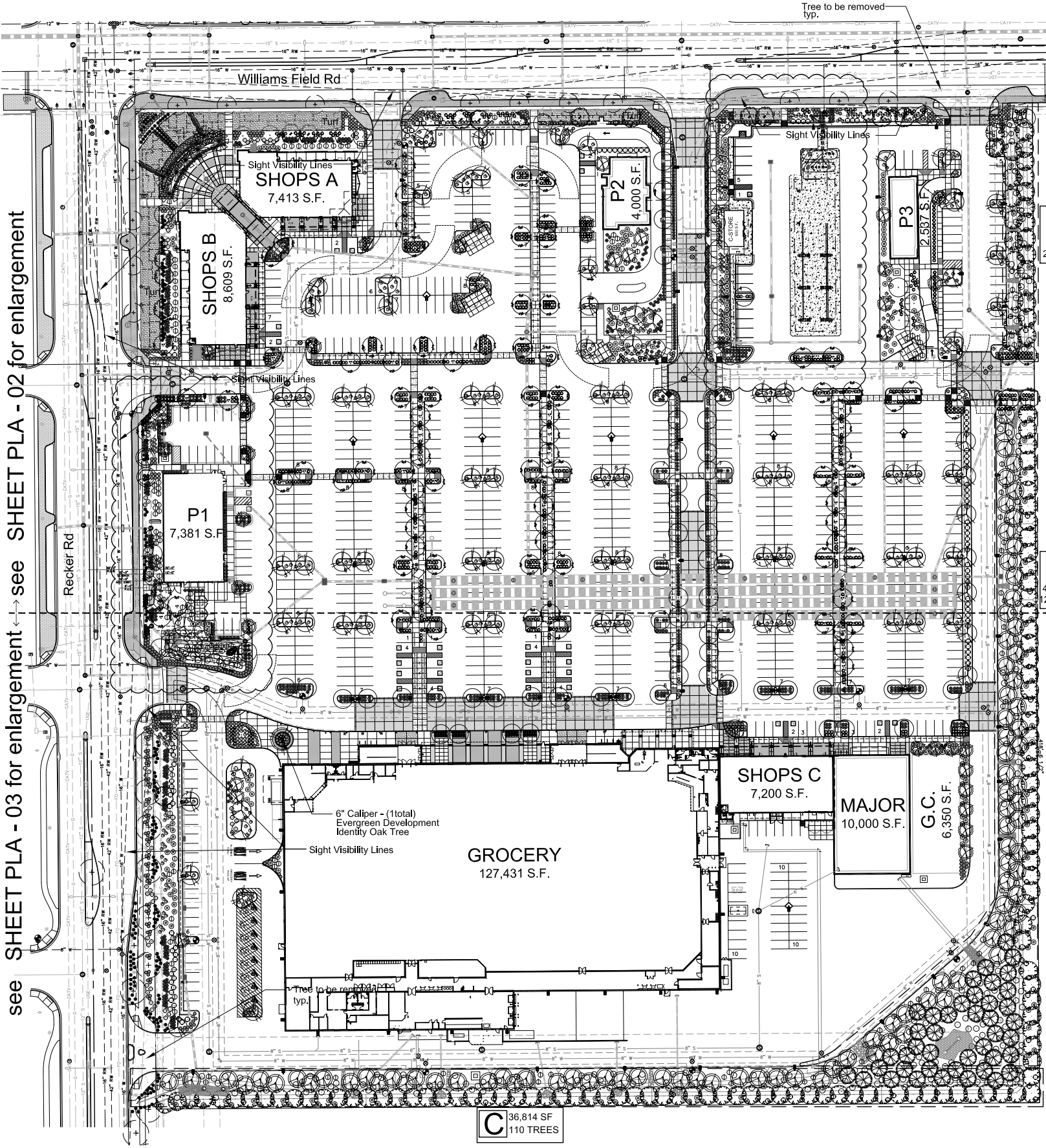


SEC Williams Field Road
 & Recker Road
 Gilbert, Arizona

ENLARGED SITE PLAN







LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N - UNLESS OTHERWISE NOTED)

TREES RB - Root Barrier at Tree QNTY

	Fraxinus velutina 'Fan-Tex'	94
	Fan-Tex Ash	
	36" Box / Matching	
	Platanus x Red Push	84
	Red Push Pistache	04
	36" Box / Matching U.O.N.	
	48 Box / Matching	
	Quercus virginiana 'Heritage'	99
	Cathedral Live Oak	
	24" Box / Matching	01
	6" Caliper - (1-total)	
	Caesalpinia mexicana	26
	Mexican Bird of Paradise	
	36" Box / Multi Trunk	
	Dalbergia sissoo	129
	Sissoo Tree	
	24" Box	
	Ulmus parvifolia 'Sempervirens'	91
	Evergreen Elm	
	24" Box	
	Ulmus parvifolia 'Sempervirens'	15
	Evergreen Elm	
	36" Box / Matching	
	Phoenix dactylifera	07
	Date Palm	
	25" T.F / Diamond Cut	
	Straight / Matching	
	Existing Tree	40
	to remain and be protected	
	Pinus edulis	42
	Monel Pine	
	24" Box	

SHRUBS QNTY

	Ruellia peninsularis	84
	Desert Ruellia	
	5 Gallon	
	Bougainvillea 'Torch Glow'	94
	Torch Glow Bougainvillea	
	5 Gallon	
	Rosemarinus officinalis 'Tuscan Blue'	926
	Tuscan Blue Rosemary	
	5 Gallon	
	Muhlenbergia rigens	1020
	Deer Grass	
	5 Gallon	
	Leucophyllum frutescens 'Compacta'	571
	Compact Green Cloud Sage	
	5 Gallon	
	Tecoma stans 'Sunrise'	347
	Arizona Yellowbells	
	5 Gallon	
	Leucophyllum frutescens	219
	Green Cloud Sage	
	5 Gallon	
	Caesalpinia gilliesii	213
	Yellow Bird of Paradise	
	5 Gallon	
	Convolvulus cneorum	243
	Bush Morning Glory	
	5 Gallon	
	Lantana montevidensis	734
	Trailing Lantana 'Purple & Gold mound'	
	1 Gallon	
	Nolina microcarpa	270
	Deer Grass	
	1 Gallon	
	Mid-Iron	13,018 Sq. Ft.
	Bermuda - SOD	.06 % of Total LS Area
	5 Gallon	
	Bougainvillea 'Barbara Karst'	24
	Purple Bougainvillea	
	5 Gallon 'Staked' remove for stake espalier to fencing	

INERT MATERIAL

	Decomposed Granite 3/4" Screened	
	Express Brown	
	2" depth in all non turf areas	
	Rip-Rap- 3'-6" Express Brown	
	3" min thickness where called out	
	4 x 6 Gray Concrete Header	

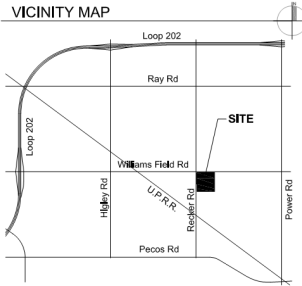
Submit samples to Landscape Architect

PROJECT DATA

Existing Zoning:	GVC, SF-D
Proposed Zoning:	GC - GENERAL COMMERCIAL
APN#:	304-49-014M, 304-49-012G
Net Site Area:	999,167 S.F. (22.9 AC.)
Building Area:	174,339 S.F.
Building Area % Coverage:	17.5%
Landscape Area:	192,432 S.F.
Landscape Area % Coverage:	19.2%

PROJECT TEAM

Developer Evergreen Devco, Inc. 2390 E. Camelback Rd. Ste. 410 Phoenix, Arizona 85016 Contact: Laura Ortiz Ph: (602) 808-8600 lortiz@evgre.com	Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Clay Chlapin Ph: (602) 957-1800 clayc@butlerdesigngroup.com
Landscape Architect Laskin & Associates, Inc 67 East Weldon Ave. Suite 230 Phoenix, Arizona 85012 Contact: Hardy Laskin Ph: (602) 840-7771 hardy@laskindesign.com	Civil Engineer Optimus Civil Design Group LLC 4650 E. Cotton Center Blvd. Suite 200 Phoenix, Arizona 85040 Contact: Jeff Behrana Ph: (602) 286-9300 jbehrana@optimuscdg.com

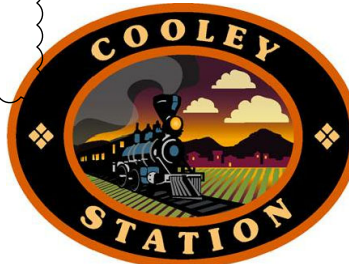


LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
P (602) 840-7771
F (602) 840-8021
www.laskindesign.com



SITE CHANGES REV 2 12/18/2019 TOWN COMMENTS REV 1 08/06/2018

12/18/2019
15016-ST21



08/06/2018
& Recker Road
Gilbert, Arizona



Butler Design Group, Inc
architects & planners



PLA.01 of 1

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

FOR
PAD P1 (AUTOZONE)
@ THE POST AT COOLEY STATION
4079 EAST WILLIAMS FIELD ROAD
GILBERT, ARIZONA 85295

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PAD P1 - LOT 4 - AUTOZONE (0.80 ACRES)
LOT 4 OF THE FINAL PLAT FOR "THE POST AT COOLEY STATION" AS RECORDED IN BOOK _____, PAGE _____,
RECORDS OF MARICOPA COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1
SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF MARICOPA, COMMUNITY PANEL NO. 04013C2762M, EFFECTIVE DATE NOVEMBER 4, 2015.

RETENTION CALCULATIONS

VOLUME REQUIRED = DAC
D = 0.25' - 50 YEAR, 24 HOUR STORM
A = DRAINAGE AREA (S.F.)
C = WEIGHTED RUNOFF COEFFICIENT

WEIGHTED RUNOFF COEFFICIENT:

ROOF/CONCRETE (C=0.95) = 266,349 S.F.
ASPHALT PAVEMENT (C=0.90) = 612,323 S.F.
DESERT LANDSCAPING (C=0.70) = 224,673 S.F.
WEIGHTED C = (266,349*0.95 + 612,323*0.90 + 224,673*0.70)/1,103,345 = 0.87

AREA A:

AREA = 416,062 S.F.
VOL. REQUIRED = 0.25 * 416,062 * 0.87 = 90,493 C.F.

RETENTION BASIN A:

HIGH WATER: 9.0
DEPTH: 3', 4:1 SIDESLOPES
VOL. REQUIRED: 90,493 C.F.
VOL. PROVIDED: 77,468 C.F.
*EXCESS 13,025 C.F. TRAVELS INTO THE UNDERGROUND RETENTION NETWORK
NUMBER OF DRYWELLS REQUIRED = 77,468/43,560 = 1.8 => 2 REQUIRED

AREA B:

AREA = 16,982 S.F.
VOL. REQUIRED = 0.25 * 16,982 * 0.87 = 3,694 C.F.

RETENTION BASIN B:

HIGH WATER: 10.2
DEPTH: 3', 4:1 SIDESLOPES
VOL. REQUIRED: 3,694 C.F.
VOL. PROVIDED: 3,999 C.F.
BASIN B WILL HAVE A METERED OUTFLOW TO THE UNDERGROUND STORAGE NETWORK DRYWELLS

AREA C:

AREA = 28,097 S.F.
VOL. REQUIRED = 0.25 * 28,097 * 0.87 = 6,111 C.F.

RETENTION BASIN C:

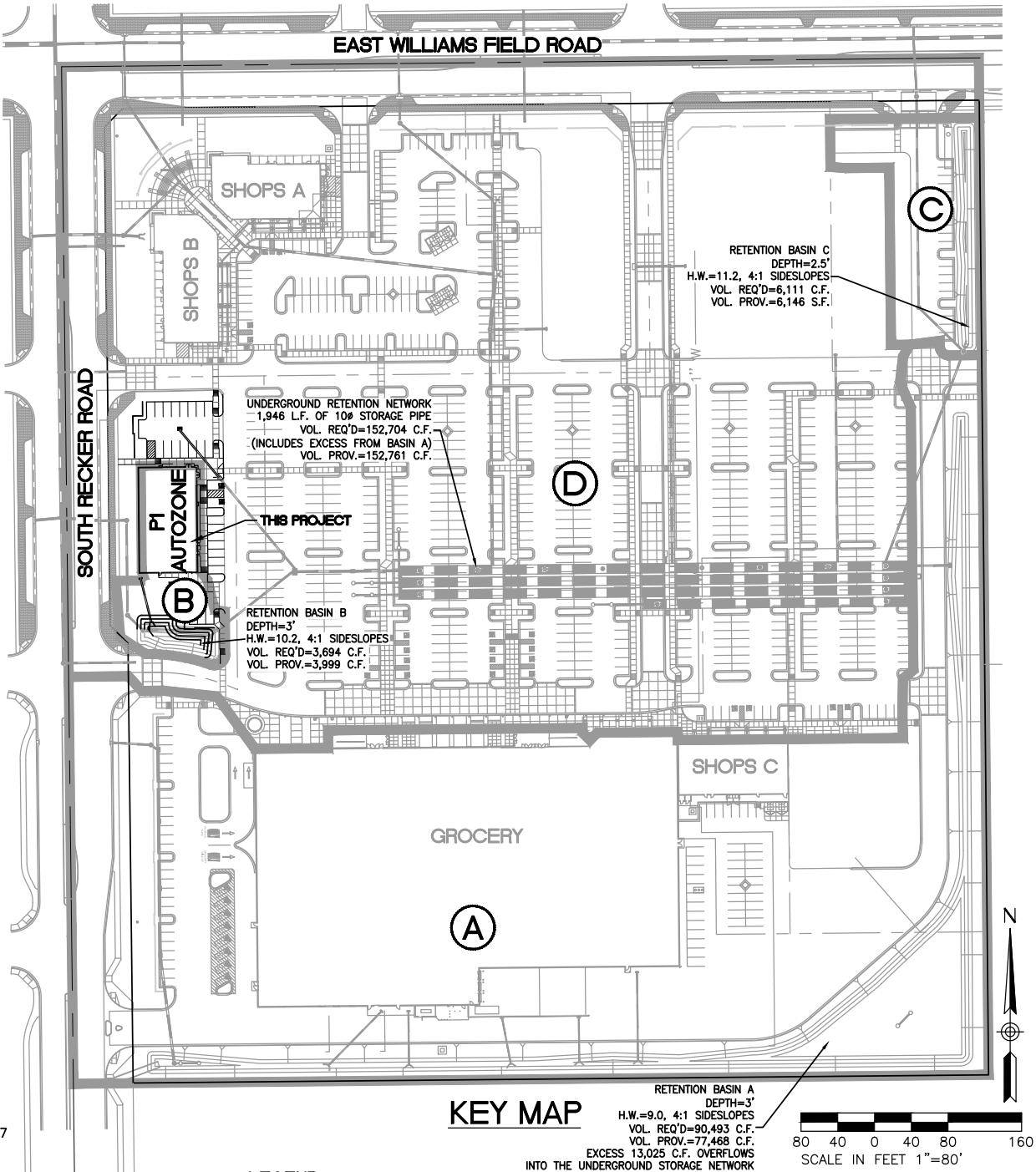
HIGH WATER: 11.2
DEPTH: 2.5', 4:1 SIDESLOPES
VOL. REQUIRED: 6,111 C.F.
VOL. PROVIDED: 6,146 C.F.
BASIN C WILL HAVE A METERED OUTFLOW TO THE UNDERGROUND STORAGE NETWORK DRYWELLS

AREA D:

AREA = 642,204 S.F.
VOL. REQUIRED = 0.25 * 642,204 * 0.87 = 139,679 C.F. + 13,025 C.F. FROM RETENTION BASIN A
TOTAL VOL. REQUIRED = 152,704 C.F.

UNDERGROUND RETENTION NETWORK:

1,946 L.F. OF 10" STORAGE PIPE
VOL. PROVIDED: 1,946 L.F. * 78.5 C.F./L.F. = 152,761 C.F.
VOL. REQUIRED: 152,704 C.F.
NUMBER OF DRYWELLS REQUIRED = (152,704 + 3,644 (BASIN B) + 6,111 (BASIN C)) / 43,560 = 3.7
THEREFORE, 4 REQUIRED



KEY MAP

LEGEND

	FOUND BRASS CAP IN HAND HOLE		EXISTING ELECTRICAL MANHOLE		EXISTING FIRE HYDRANT
	FOUND BRASS CAP FLUSH UNLESS NOTED OTHERWISE		EXISTING TELEPHONE MANHOLE		EXISTING BACKFLOW PREVENTER
	FOUND MONUMENT AS NOTED		EXISTING CATCH BASIN		EXISTING WATER METER
	BOUNDARY LINE		EXISTING STORM DRAIN MANHOLE		EXISTING WATER VALVE
	PROPERTY LINE		EXISTING SIGN		EXISTING WATER MANHOLE
	SECTION LINE		EXISTING SANITARY SEWER MANHOLE		EXISTING UTILITY POLE
	EASEMENT LINE		EXISTING TRANSFORMER		EXISTING LIGHT POLE
			EXISTING PULL/JUNCTION BOX		EXISTING ELECTRIC METER

	EXISTING DOWN GUY WIRE		EXISTING CABLE LINE		PROPOSED SCREEN WALL
	EXISTING GAS VALVE		EXISTING UNDERGROUND ELECTRIC		PROPOSED STORM DRAIN
	EXISTING STORM DRAIN		EXISTING UNDERGROUND TELEPHONE		PROPOSED CATCH BASIN
	EXISTING SEWER LINE		EXISTING SPOT ELEVATION		GRADE BREAK
	EXISTING WATER LINE		EXISTING CONTOUR & ELEVATION		PROPOSED WATER LINE
	EXISTING FIBER OPTIC				PROPOSED SEWER LINE
	EXISTING GAS LINE				PROPOSED FIRE HYDRANT
					PROPOSED WATER VALVE

ARCHITECT

BULTER DESIGN GROUP
5017 E. WASHINGTON STREET
PHOENIX, ARIZONA 85034
PH: (602) 957-1800
CONTACT: CLAY CHIAPPINI

ENGINEER

OPTIMUS CIVIL DESIGN GROUP
4650 EAST COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 286-9300
CONTACT: JEFF BEHRANA

BENCHMARK

BRASS CAP, FLUSH, STAMPED RLS 29259, AT THE INTERSECTION OF RECKER
ROAD AND SOMERTON BOULEVARD.
ELEVATION = 1311.66 TOWN OF GILBERT DATUM - NAVD 88

BASIS OF BEARINGS

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1
SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA
COUNTY ARIZONA.
THE BEARING OF WHICH IS: NORTH 89 DEGREES 27 MINUTES 02 SECONDS
EAST AS MEASURED AND SHOWN ON BOOK 1231, PAGE 35, M.C.R.

SITE AREA

NET AREA = 47,699 S.F OR 1.095 AC.

INDEX OF PLAN SHEETS

- | | | |
|---|-----|--|
| 1 | C-1 | COVER SHEET |
| 2 | C-2 | PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN |

DRAINAGE STATEMENT

THE SITE IS DESIGNED TO RETAIN THE 50-YEAR, 24-HOUR STORM PER THE TOWN OF GILBERT REQUIREMENTS. ALL OF THE DRAINAGE FACILITIES FOR THE ENTIRE POST AT COOLEY STATION COMMERCIAL CENTER FOR DRAINAGE AREAS A THROUGH D WILL BE INSTALLED BY THE MASTER DEVELOPER AS PART OF THE OVERALL SITE IMPROVEMENTS WHICH ARE APPROVED BY THE TOWN OF GILBERT. THIS INCLUDES THE RUNOFF FROM THE DEVELOPED CONDITIONS OF THE AUTOZONE PARCEL.

THE RETENTION CALCULATIONS ON THIS SHEET REFLECT AN INCREASE OF 228 S.F. FOR DRAINAGE AREA B AND A SUBSEQUENT REDUCTION OF 228 S.F. FOR DRAINAGE AREA D DUE TO THE REVISED CONFIGURATION OF THE PAD P1 IMPROVEMENTS. THE RESPECTIVE PROPOSED DRAINAGE FACILITIES PROVIDE AMPLE VOLUME FOR THE REVISED SCENARIO, AND SHALL STILL BE CONSTRUCTED PER THE OVERALL SITE IMPROVEMENTS.

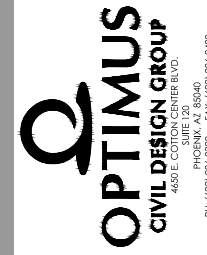
UTILITY STATEMENT

ALL WATER, SEWER AND FIRE LINE STUBS ARE DESIGNED AND PROPOSED UNDER THE OVERALL SITE IMPROVEMENT PACKAGE AS APPROVED BY THE TOWN OF GILBERT.

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD,
SUITE 410
PHOENIX, ARIZONA 85016
PHONE: (602) 808-8600
CONTACT: ALLISON REIS

PAD P1 (AUTOZONE)
@ THE POST AT COOLEY STATION
COVER SHEET
4079 EAST WILLIAMS FIELD ROAD
GILBERT, AZ 85295

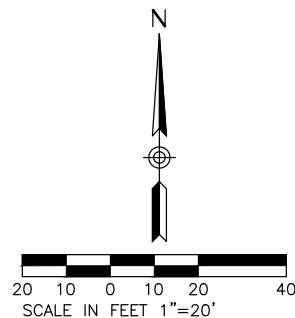


DESIGNED: AJR
DRAWN: JS
CHECKED: JDB
DATE: 11/18/19
JOB NO.: 191324

DRAWING NO

C-1
1 OF 2





USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY OPTIMUS CIVIL DESIGN GROUP. OPTIMUS CIVIL DESIGN GROUP SHALL HAVE NO LIABILITY TO ANY USER OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

Call at least two full working days
Before you begin excavation.

ARIZONA 811
Arizona Blue Stake Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PAINT by Sherwin Williams



THUNDER GRAY
SW7645



MEADOWLARK
SW7522



STUDIO TAUPE
SW7549



CANVAS TAN
SW7531



IRON ORE
SW7069



ROYCROFT SUEDE
SW2842



MACADAMIA
SW6142



ACCESSIBLE BEIGE
SW7036



TONY TAUPE
SW7038



LIBRARY PEWTER
SW0038



PERISTYLE BRASS
SW0043



RUSKIN ROOM GREEN
SW0042



ECRU
SW6135

MASONRY by Superlite/Trendstone - Mesastone



Mesastone



Trendstone



Smoothface



Splitface



K Mesastone



Trendstone



Smoothface



Splitface

MALIBU SAND

FUEGO RED

Monterey L-4
by Interstate Brick



Standard

CONCRETE

by Davis Colors



Kailua 677



Sangria 1117



Pebble 641

FIBER CEMENT SIDING



ALLURA - CEDAR LAP
READY TO PAINT
(CANVAS TAN SW7531)



MAPLE

FIELD COLORS

CONCRETE COLOR & CEMENT SIDING

METAL ROOFING
WESTERN STATES METAL ROOFING



Vintage



Galv-Ten Robust 23 Gauge

COMPOSITE WOOD DECKING
by Moistureshield



TIGERWOOD 2X4 / 2X6

SITE pots by Kornegay Design



Concrete Pots Kornegay Design

SITE FURNISHINGS by DuMor



Benches and Trash

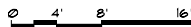
ROOFING & WOOD DECKING

Dune & Ribbed Series

READING SERIES

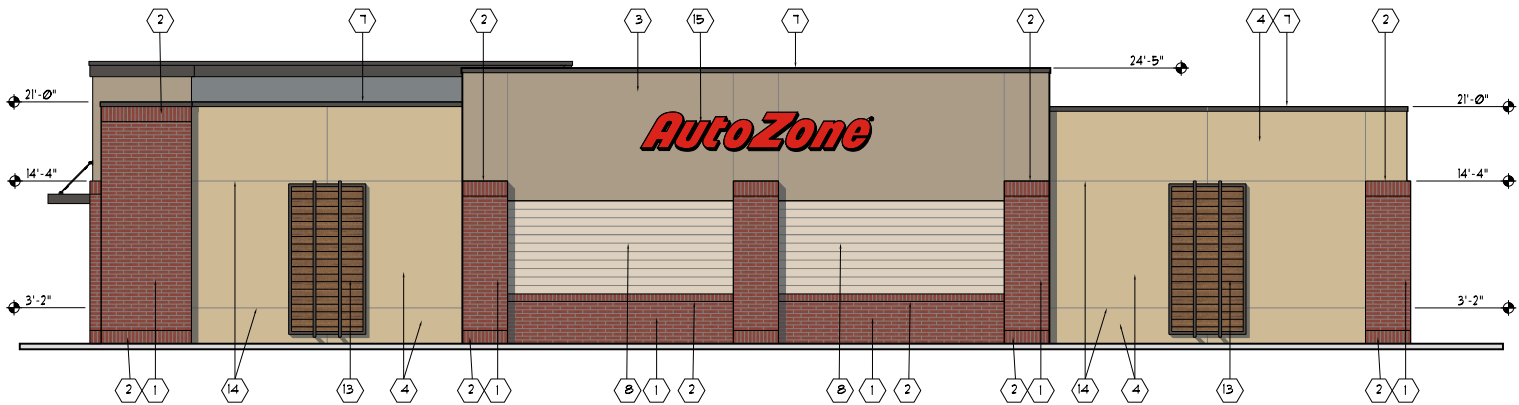
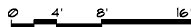
1 NORTH ELEVATION - FRONT SIDE

Scale 1/8"=1'-0"



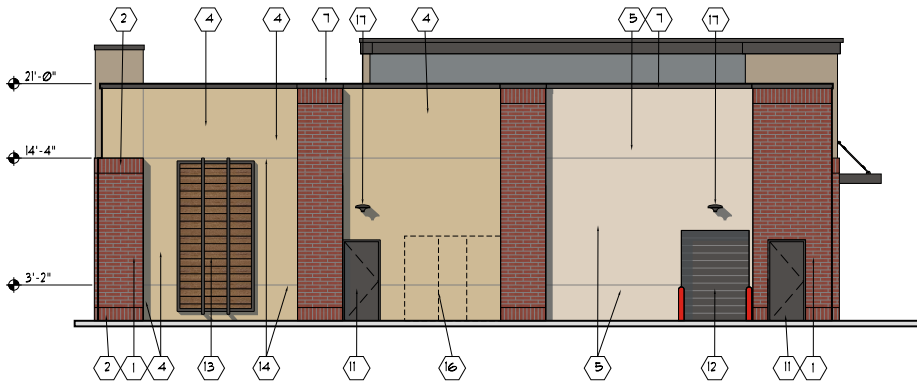
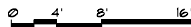
2 WEST ELEVATION - RIGHT SIDE

Scale 1/8"=1'-0"



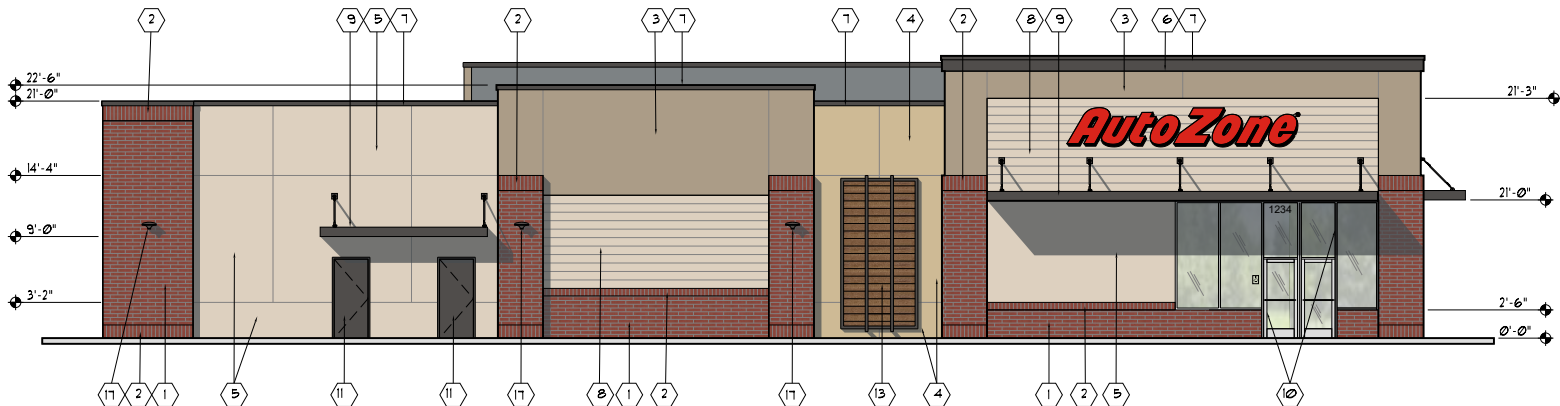
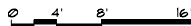
3 SOUTH ELEVATION - REAR

Scale 1/8"=1'-0"



4 EAST ELEVATION -LEFT SIDE

Scale 1/8"=1'-0"



- 1 8x4x16 CMU BY SUPERLITE. COLOR SMOOTHFACE "FUEGO RED"
- 2 8x4x16 CMU SOLDIER COURSE BY SUPERLITE. COLOR SMOOTHFACE "FUEGO RED"
- 3 E.I.F.S. COLOR SW1453 "STUDIO TAUPE"
- 4 E.I.F.S. COLOR SW6135 "ECRU"
- 5 E.I.F.S. COLOR SW1531 "CANVAS TAN"
- 6 E.I.F.S. COLOR SW1063 "IRON ORE"
- 7 METAL COPING COLOR SW1063 "IRON ORE"
- 8 FIBER CEMENT SIDING - ALLURA CEDAR LAP COLOR SW1531 "CANVAS TAN"
- 9 METAL AWNING - COLOR SW1063 "IRON ORE"
- 10 STORE FRONT SYSTEM - CLEAR ANODIZED
- 11 HOLLOW METAL DOOR AND FRAME - COLOR SW1063 "IRON ORE"
- 12 OVERHEAD DELIVERY DOOR - FACTORY GRAY FINISH PAINT ANGLES SW1063 "IRON ORE"
- 13 DECORATIVE SCREEN. COMPOSITE WOOD DECKING "TIGERWOOD" WITH STEEL FRAME. FRAME COLOR SW1053 "IRON ORE"
- 14 ACCENT REVEAL-COLOR TO MATCH ADJACENT WALL COLOR
- 15 38" AUTOZONE CHANNEL LETTER SIGNAGE - NO STRIPES FRONT, RIGHT & LEFT
- 16 ELECTRICAL SERVICE ENTRANCE PAINT UNIT TO MATCH BUILDING COLOR SW1531 "CANVAS TAN"
- 17 WALL MOUNTED LIGHT FIXTURE

ELEVATION KEYNOTES

REVISIONS

1	4	5	6

AutoZone Store No. 3570

WILLIAMS FIELD & RECKER RD.

GILBERT

AZ 85295

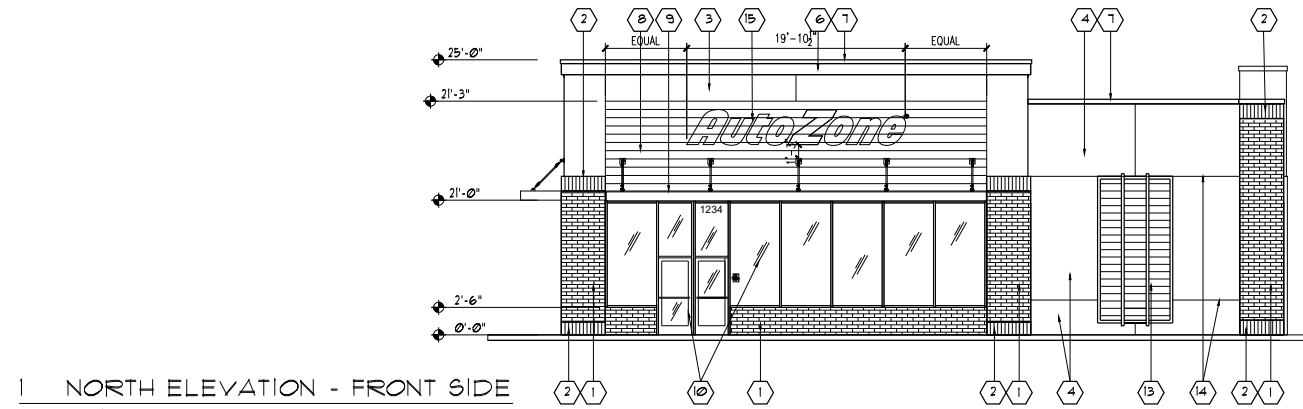
COLOR ELEVATIONS AND NOTES

Architect: AUTOZONE
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) 495-8969
FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

08-21-19

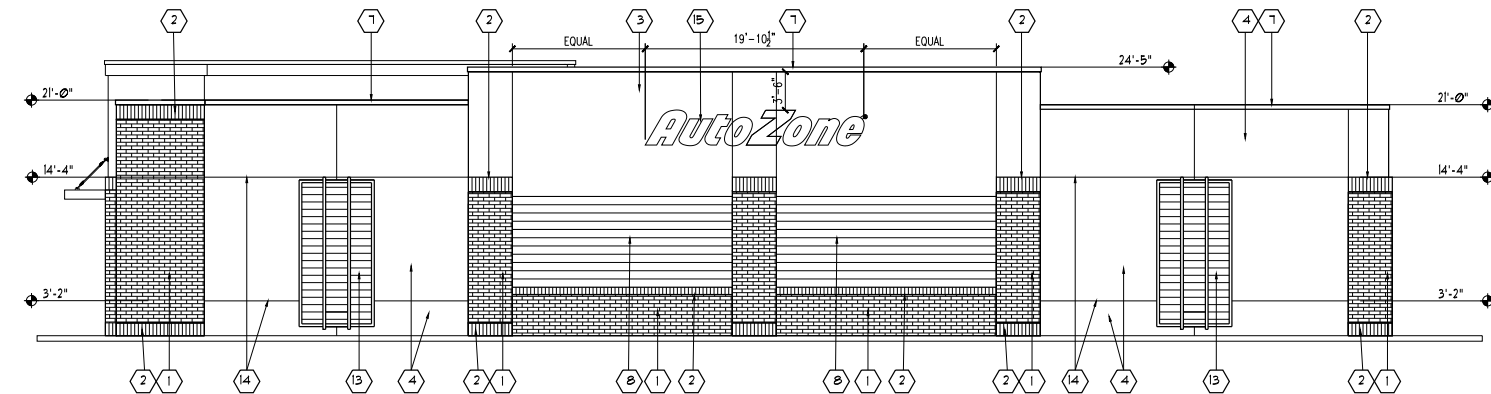
7N2

CE1



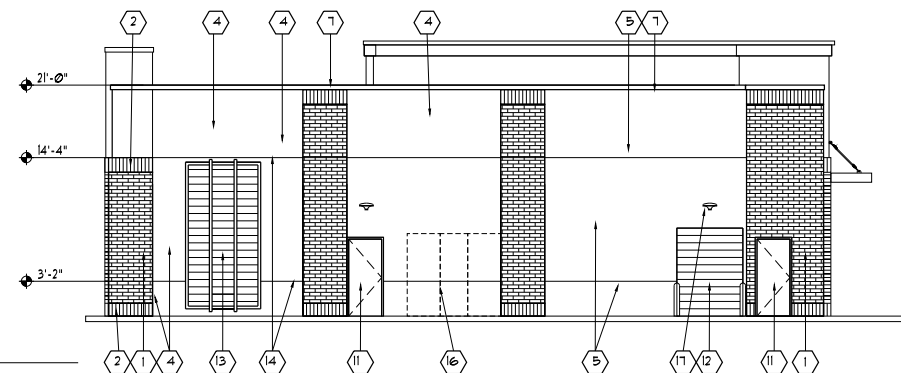
1 NORTH ELEVATION - FRONT SIDE

Scale: 1/8"=1'-0"



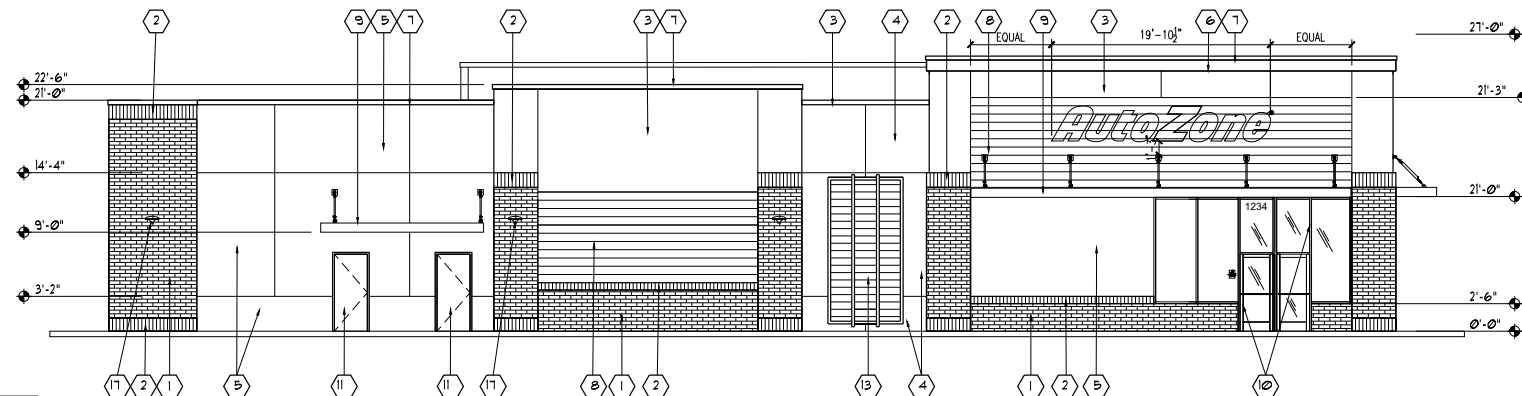
2 WEST ELEVATION - RIGHT SIDE

Scale: 1/8"=1'-0"



3 SOUTH ELEVATION - REAR

Scale: 1/8"=1'-0"



4 EAST ELEVATION - LEFT SIDE

Scale: 1/8"=1'-0"

- 1 8x4x16 CMU BY SUPERLITE. COLOR: SMOOTHFACE "FUEGO RED"
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ELEVATION KEYNOTES

REVISIONS

REV	DESCRIPTION
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6

AutoZone Store No. 3570

WILLIAMS FIELD & RECKER RD.
GILBERT, AZ. 85295

BUILDING ELEVATIONS

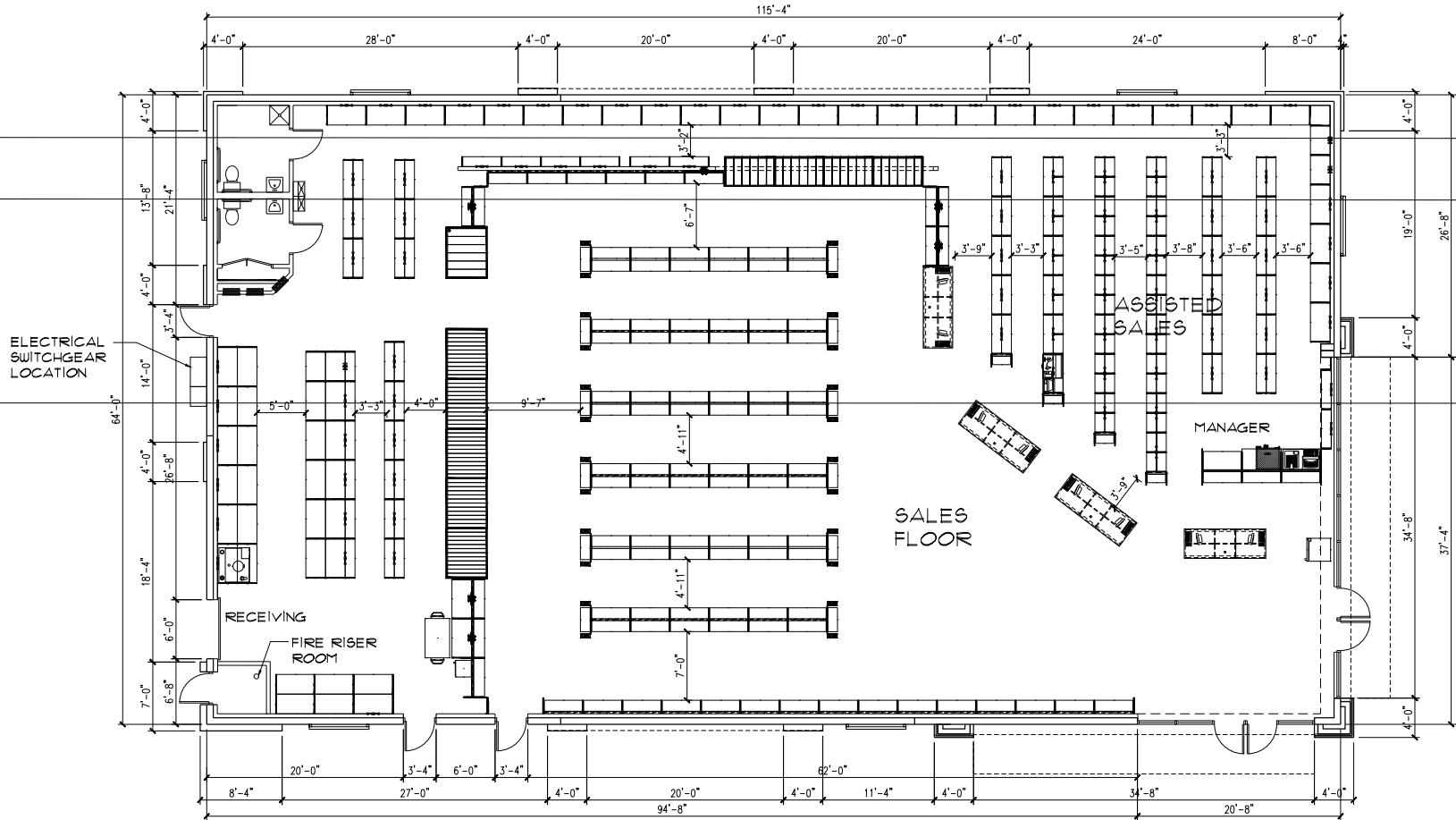
Architect: AUTOZONE
123 South Front Street
Memphis, Tennessee 38103
TEL: PHONE FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

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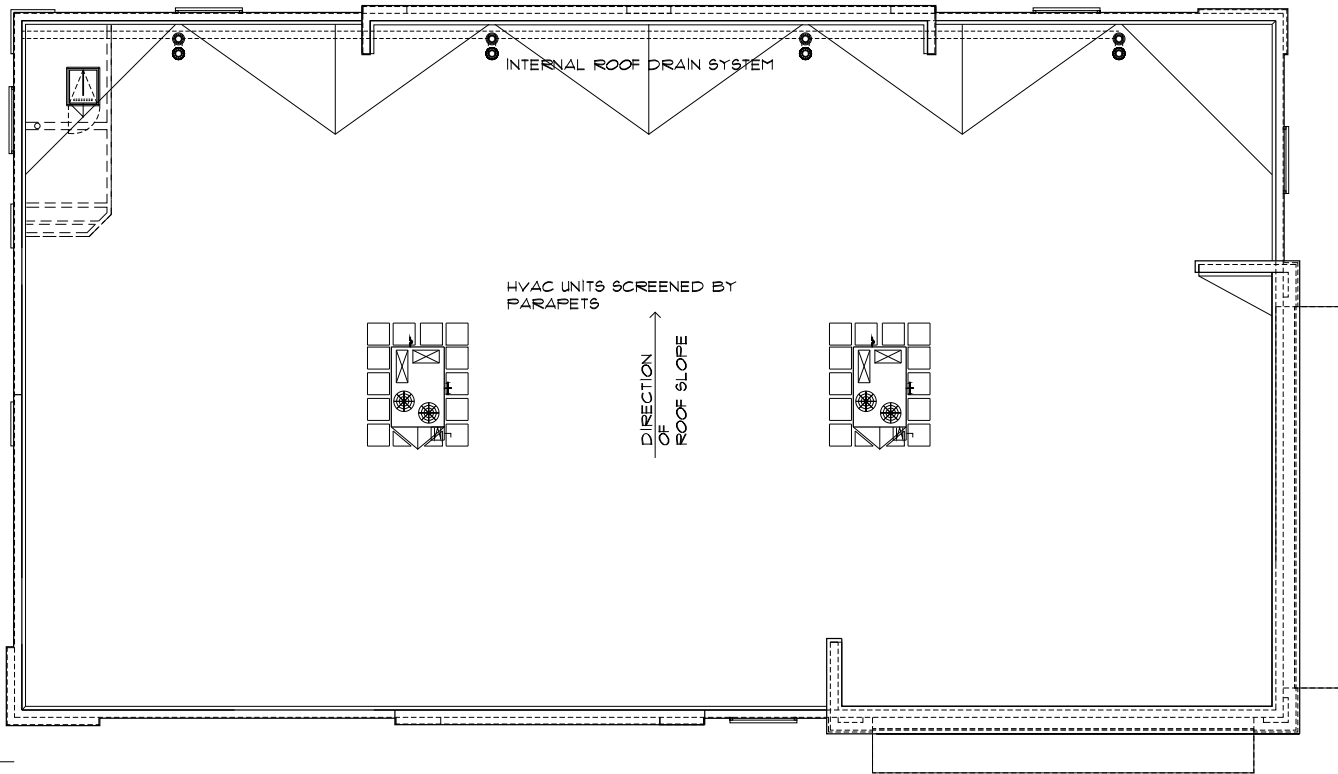
7N2

PS2

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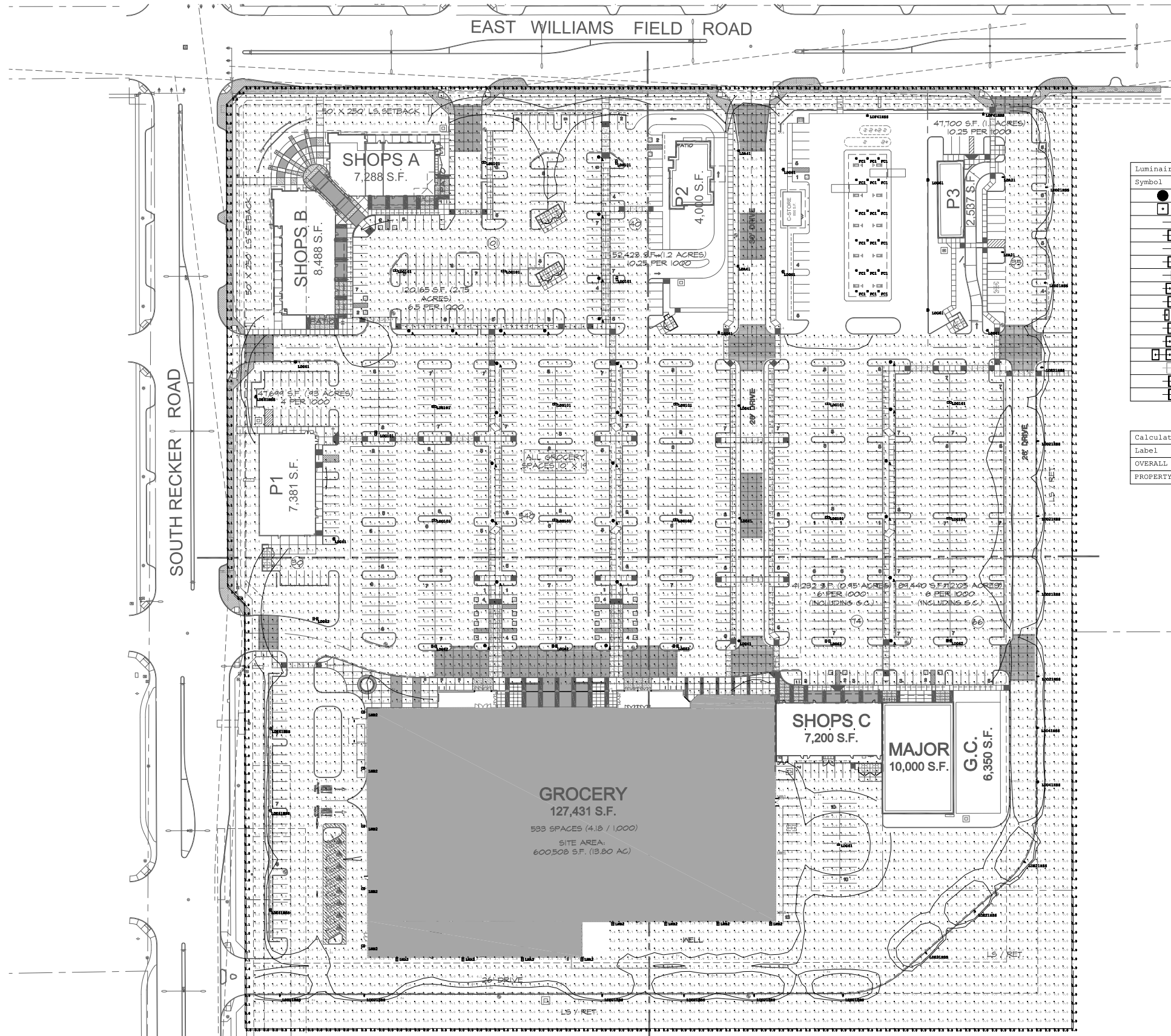
1 FLOOR PLAN
Scale: 1/8"=1'-0"



2 ROOF PLAN
Scale: 1/8"=1'-0"

REV(S) N(S)		
1	REV1	4
2	REV2	5
3	REV3	6
4	REV4	
5	REV5	
6	REV6	

AutoZone Store No. 3570	WILLIAMS FIELD & RECKER RD. GILBERT, AZ. 85295
Architect: AUTOZONE 123 South Front Street Memphis, Tennessee 38103 TEL: PHONE FAX: (901) 495-8969	For Bidding & Contractor Information Contact: Dodge Data & Analytics. Tel. 413-930-4215 Cindy.searcy@construction.com
08/19/19	7N2
PS1	



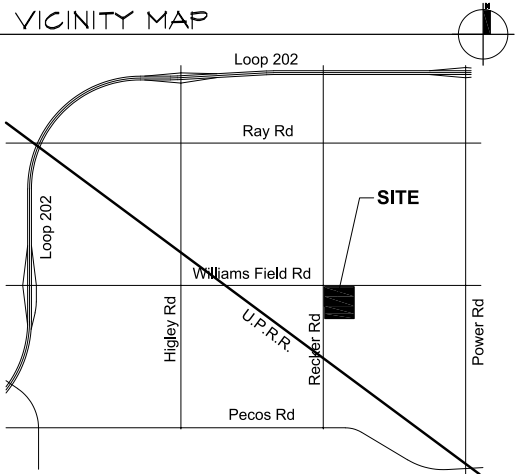
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	26	A	SINGLE	0.730	LF0362CLT5P046LD4NT540K - 12' POLE - 14' OVERALL	46.96	1220.96	4271
	18	FC1	SINGLE	0.900	CRUS-SC-LED-SS-50 - 15' MTG HGT	97.9	1762.2	13674
	2	LDA21	SINGLE	0.912	GLEON-AF-02-LED-E1-T3 - 25' MTG HGT	113	226	12181
	2	LDA41	SINGLE	0.912	GLEON-AF-04-LED-E1-T3 - 25' MTG HGT	225	450	24017
	12	LDD21HSS	SINGLE	0.912	GLEON-AF-02-LED-E1-SL3-HSS - 14' MTG HGT	113	1356	10405
	2	LDD41HSS	SINGLE	0.912	GLEON-AF-04-LED-E1-SL3-HSS - 14' MTG HGT	225	450	20513
	4	LDE21HSS	SINGLE	0.912	GLEON-AF-02-LED-E1-SL4-HSS - 14' MTG HGT	113	452	9884
	4	LDE61HSS	SINGLE	0.912	GLEON-AF-06-LED-E1-SL4-HSS - 25' MTG HGT	333	1332	28894
	2	LDF41HSS	SINGLE	0.912	GLEON-AF-04-LED-E1-SL2-HSS - 25' MTG HGT	225	450	19888
	16	LDG101	SINGLE	0.912	GLEON-AF-10-LED-E1-5WQ - 25' MTG HGT	558	8928	62058
	5	LDG41	SINGLE	0.912	GLEON-AF-04-LED-E1-5WQ - 25' MTG HGT	225	1125	25291
	7	LDG61	SINGLE	0.912	GLEON-AF-06-LED-E1-5WQ - 25' MTG HGT	333	2331	37499
	6	LDG62	BACK-BACK	0.912	GLEON-AF-06-LED-E1-5WQ - TWIN 25' MTG HGT	333	3996	37499
	3	LWA1	SINGLE	0.912	GWC-AF-01-LED-E1-T3 - 14' MTG HGT	59	177	6359
	4	LWA2	SINGLE	0.912	GLEON-AF-02-LED-E1-T3 - 14' MTG HGT	113	452	12181
	9	LWB2	SINGLE	0.912	GLEON-AF-02-LED-E1-T4FT - 14' MTG HGT	113	1017	12252

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE AT GRADE	Illuminance	Fc	2.89	23.8	0.0	N.A.	N.A.
PROPERTY LINE AT GRADE	Illuminance	Fc	0.13	1.2	0.0	N.A.	N.A.

GENERAL NOTES:

- 1. THE PHOTOMETRIC CALCULATIONS WERE GENERATED IN OUR OFFICE UTILIZING PHOTOMETRIC DATA FILES FURNISHED BY THE LIGHT FIXTURE MANUFACTURES AND REASONABLE LIGHT LOSS FACTORS. THE OVERALL GRID SPACING IS 10'-0" ON CENTER AND A SEPARATE LINE OF POINTS EXTENDS ALONG THE PROPERTY LINES. TO THE BEST OF OUR KNOWLEDGE THIS PHOTOMETRIC CALCULATION REPRESENTS THE PROPOSED HORIZONTAL MAINTAINED LIGHTING LEVELS AT GRADE, INITIAL LIGHTING LEVELS WILL BE SLIGHTLY HIGHER.

VICINITY MAP



06.25.19
15016 - PH1



PHOTOMETRIC SITE PLAN
0 30' 60' 120'
SCALE: 1" = 60'

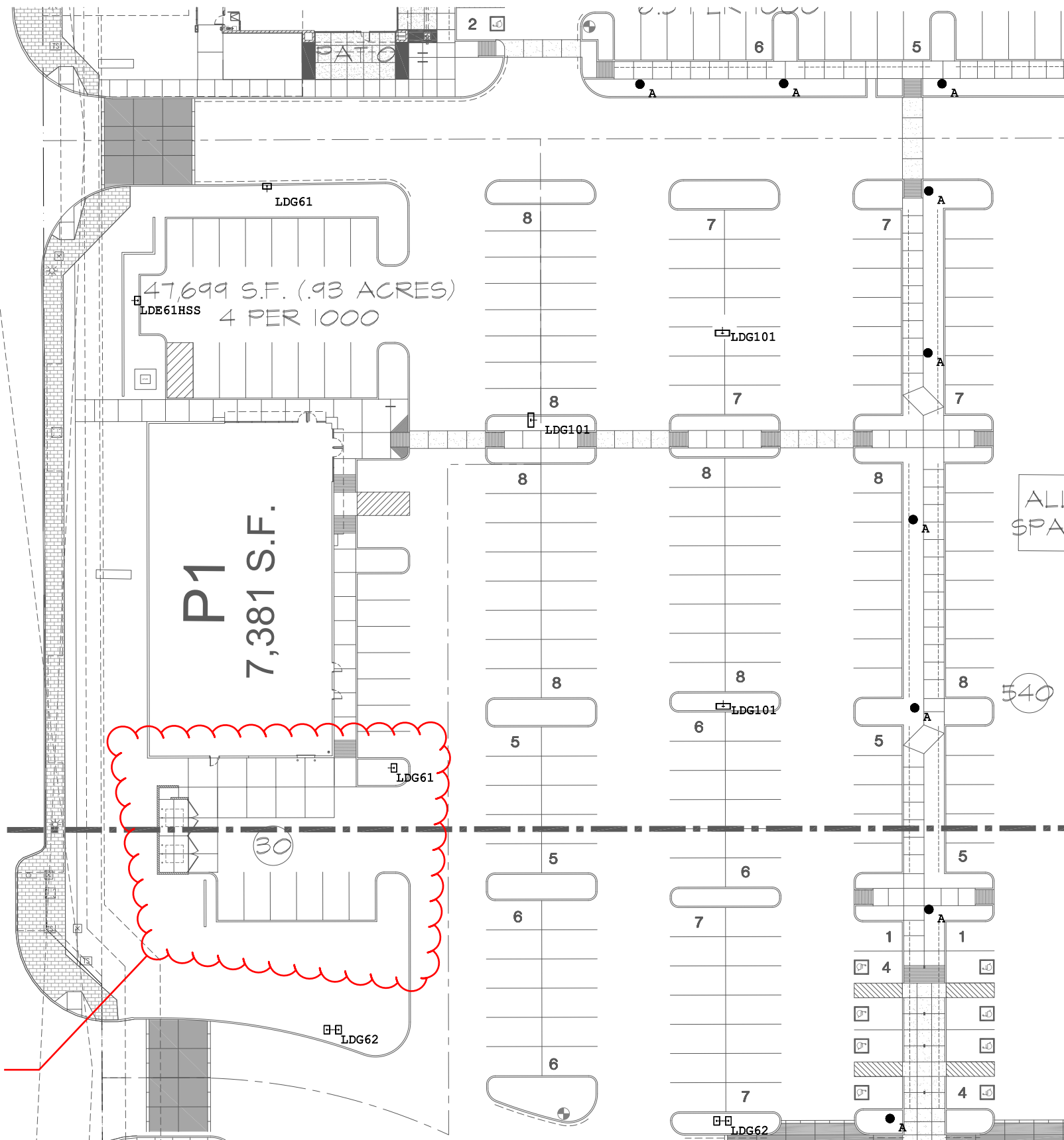


SEC Williams Field Road
& Recker Road
Gilbert, Arizona

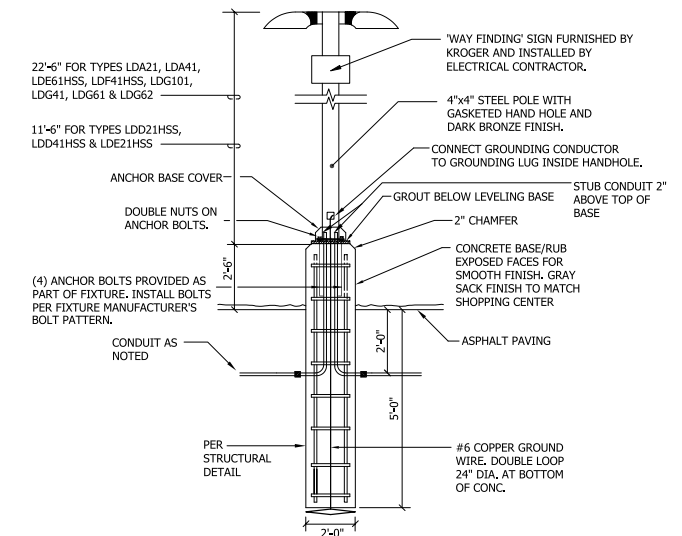


Butler Design Group, Inc
architects & planners

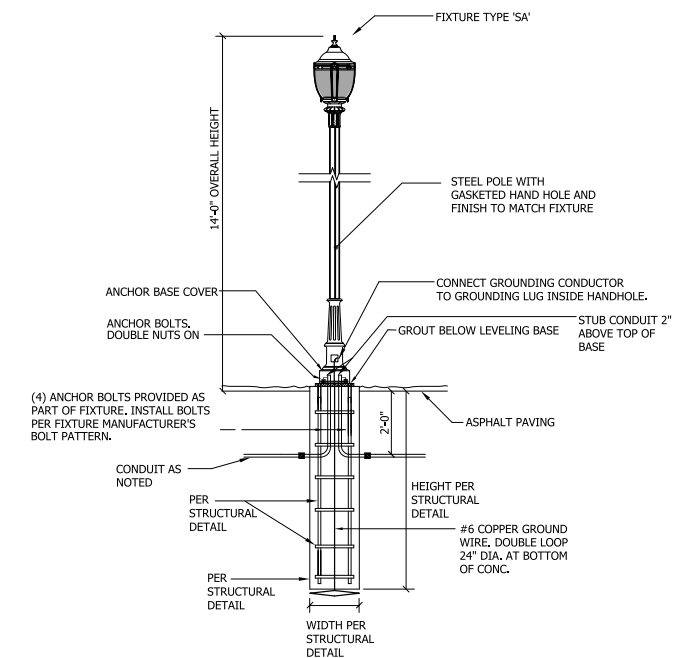
SOUTH RECKER ROAD



Condition #4



TYPICAL POLE BASE DETAIL
SCALE: NONE



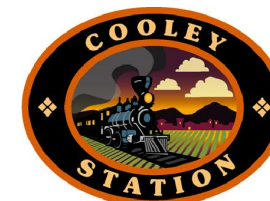
ORNAMENTAL POLE BASE DETAIL
SCALE: NONE



ENLARGED 'P1' SITE PLAN
0 10' 20' 40'
SCALE: 1" = 20'



SEC Williams Field Road
& Recker Road
Gilbert, Arizona



06.25.19
15016 - PH2

